



BALLARD APARTMENTS
927 NW 54TH ST
SEATTLE, WA 98107

LISTING DETAILS

**SHOVEL
READY**

\$1,400,000

**26
UNITS**

ADDRESS:

**927 NW 54TH ST
SEATTLE, WA 98107**

ZONING:

LR2(M1)

PARCEL:

276810-0025

UNIT SIZES

225-330 SQFT

**PERMIT
STATUS:**

PAID & ISSUED

LOT SIZE:

.115 AC/ 5,000 SQFT

PERMIT-READY 26-UNIT APARTMENT DEVELOPMENT | BALLARD URBAN VILLAGE

Must Read!

Exceptional opportunity to acquire a fully entitled, permit-ready multifamily development in one of Seattle's most desirable rental submarkets. Located at 927 NW 57th St in the Ballard Urban Village, this approved 26-unit apartment project is zoned LR2 (M1) and benefits from zero parking requirements, delivering meaningful cost savings and improved project feasibility.

The approved plans call for a 4-story plus basement, Type V-A construction building featuring an efficient micro-unit / SEDU program optimized for strong rent-per-square-foot performance. Unit sizes range approximately 225–330 square feet, each designed to meet or exceed Seattle code requirements for habitable space and storage. The project includes indoor bike storage, shared outdoor amenity space, and thoughtfully integrated landscaping.

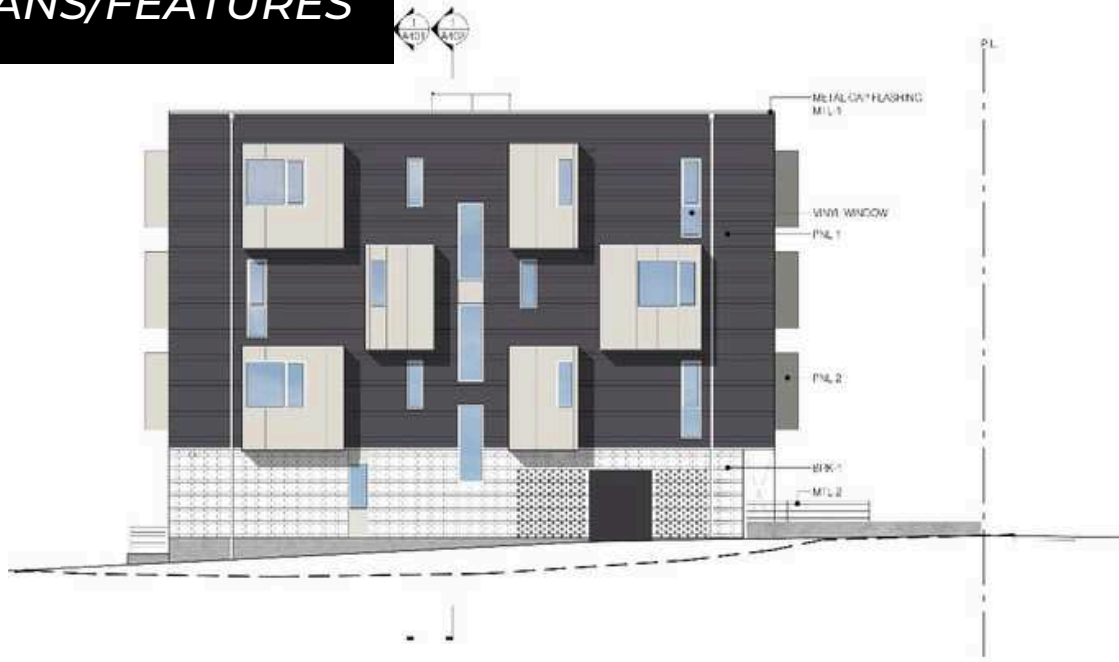
Design Review and all SDCI permit corrections have been completed, with construction documents approved and ready to issue. MHA requirements have been satisfied on-site, eliminating future affordability uncertainty. The architectural design features articulated façades, projecting bay windows, durable exterior materials, and residential-scaled massing that integrates seamlessly with the surrounding neighborhood.

Situated near transit, major employment centers, restaurants, retail, and everyday amenities, this offering presents a rare opportunity for developers or investors seeking a shovel-ready, low-entitlement-risk apartment project in a high-demand Ballard location. All plans, approvals, and due diligence materials available upon request.



3-D renderings are approximate and not exact

PLANS/FEATURES



BUILDING ELEVATION
09

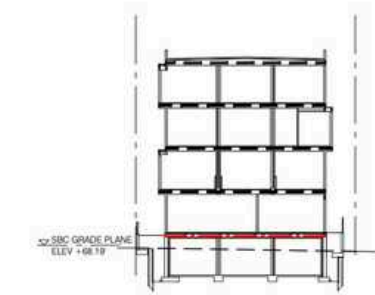
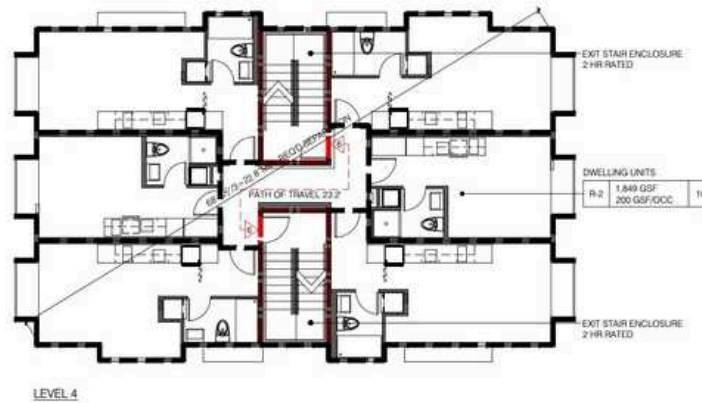
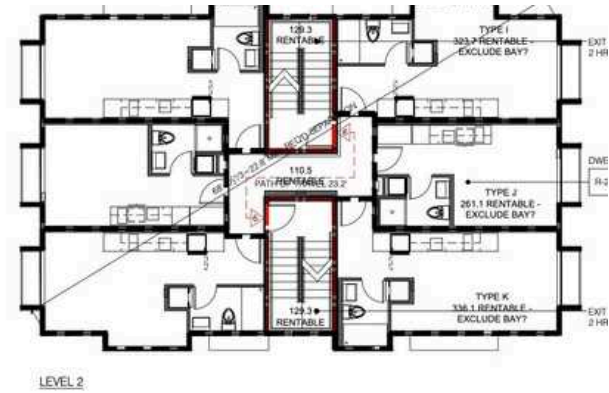


2 NORTH BUILDING ELEVATION
1/8" = 1'-0"



PLANS/FEATURES

Floor Plans



OCCUPANCY KEY

R-2 OCCUPANCY UNLESS OTHERWISE NOTED

ASSEMBLY NOTED

S-1

S-2

FIRE SEPARATION KEY

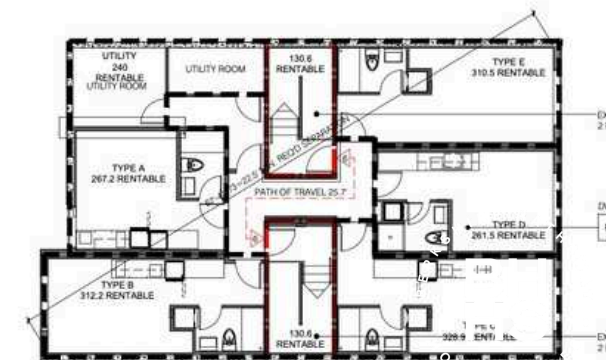
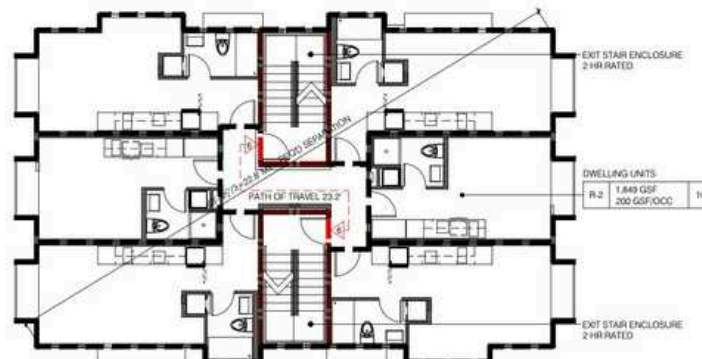
1 HR

2 HR

GRADE PLANE CALCULATIONS

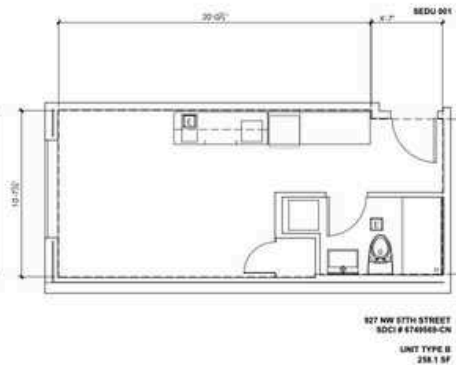
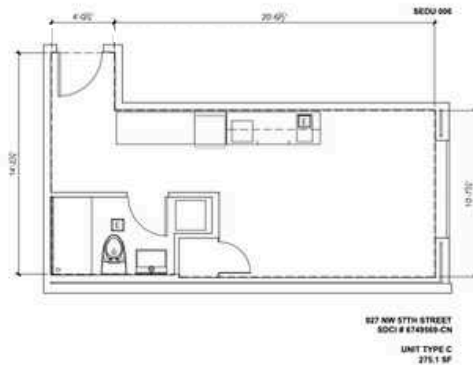
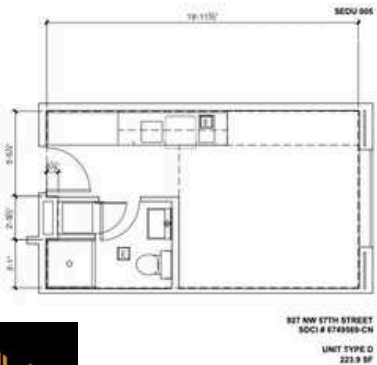
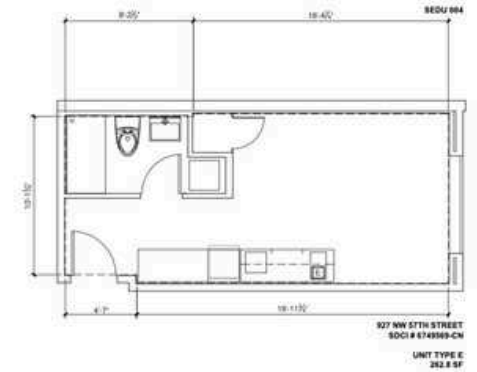
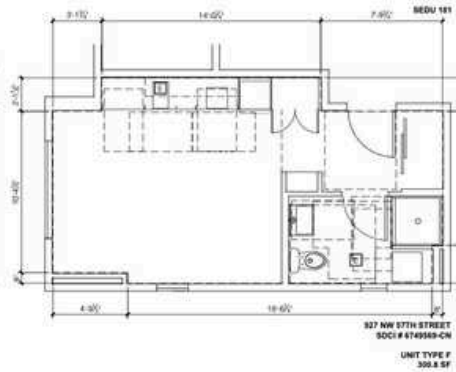
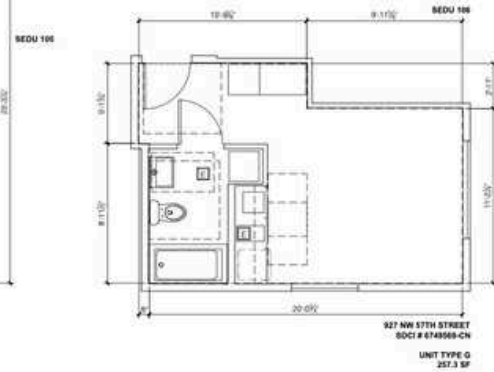
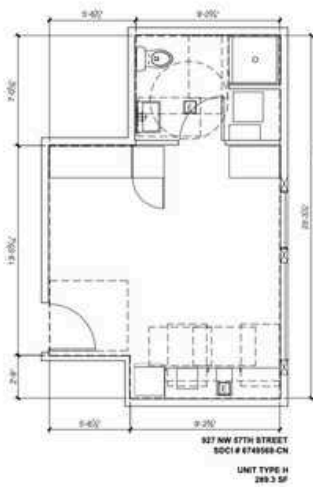
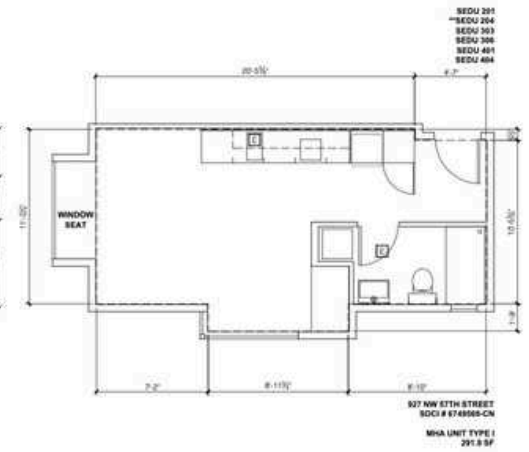
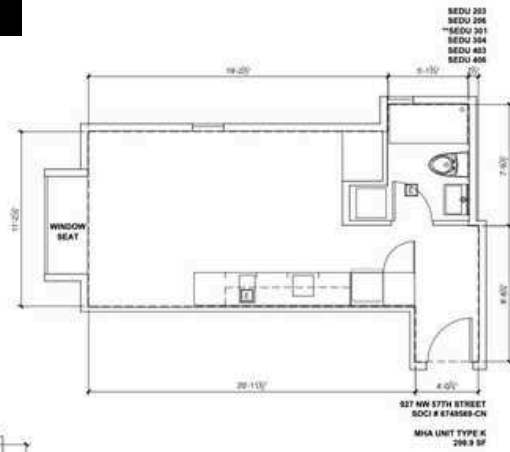
	LENGTH	ELEV1	ELEV2	AVG ELEV	AVG ± L
N1	24.06	71.10	63.58	67.34	1,621.50
N2	3.13	63.58	63.58	63.58	199.01
N3	12.46	63.58	69.50	66.54	829.09
W1	59.29	69.50	66.08	67.79	4,019.27
S1	36.54	66.08	69.96	67.52	2,467.18
E1	96.13	69.96	71.10	70.53	6,836.76
PERIMETER	191.63			59.82	13,995.67

GRADE PLANE ELEVATION = SUM PERIMETER ÷ PERIMETER = 68.79



PLANS/FEATURES

NOTES:
1. ** INDICATE APPROVED MHA UNITS
2. ALL UNIT AREAS ARE GSF



Different Unit Sizes and Layouts

PLANS/FEATURES

Office 3
10'7" x 9'50"

Office 2
10'8" x 9'8"

Hallway
5'9" x 3'5"

KITCHEN
7'7" x 14'11"

3-D RENDERING VIRTUALLY ALTERED IMAGE

FEATURES

- Located in the Ballard Urban Village, makes this project exempt from parking.
- Architectural plan maximizes unit count and brings in a higher ROI
- Modern, convenient, aesthetic plans and cost effective
- Full Building Package, Plans, Permits available.

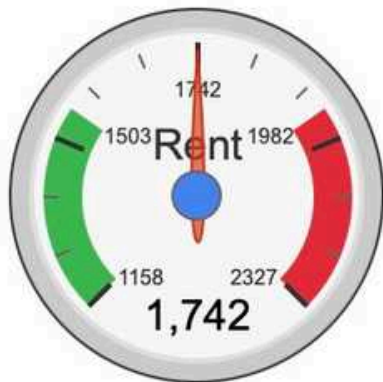
INCOME

QuickView™ Rent Estimate

📍 927 Nw 54th St, Seattle, WA

View the Rent Estimate for [West Woodland neighborhood](#)

Results based on 54, studio bedroom, single bath
Apartment rentals seen within 12 months in a
0.75 mile radius.



AVERAGE	MEDIAN
\$1,742 ±3%	\$1,744
25TH %	75TH %
\$1,503	\$1,982

Units

Projected Rents*

Projected Monthly Rents*

Projected Yearly Rents*

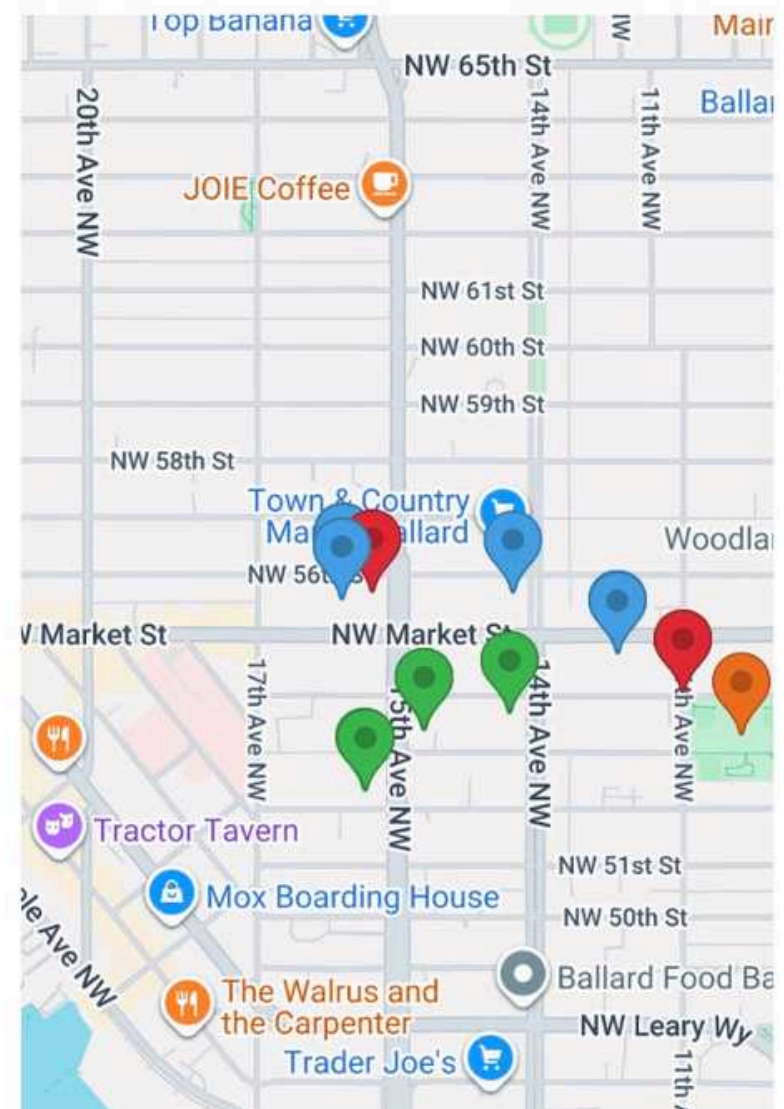
26

\$1,750

\$45,500

\$546,000

*Based on current market rents, Winter 2026



Neighborhood

Located in the coveted neighborhood of Ballard, the Ballard 57th site enjoys access to countless restaurants, coffeeshops, shopping, grocery stores, transportation, and entertainment options, all within a few blocks distance. This prime location is a short commute from the South Lake Union tech hub, main universities, and downtown Seattle.



1 Gilman Park



2 Market Street



3 Gemenskap Park



4 Grocery Markets



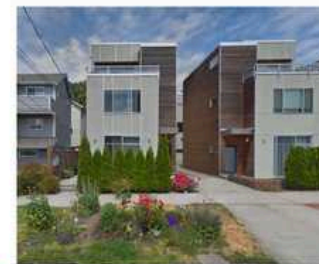
5 Ballard Corners Park



6 Neighborhood Shop



7 Single Family Residential



8 Multi-Family Residential

Transit info:



-  Bus Stop
-  2021 Light Rail Station
-  Neighborhood Greenery
-  Main Avenues

Adjacent to Phinney Ridge and Fremont and across from Interbay, Lawton / Discovery Park, and North Queen Anne, Ballard is a vibrant urban district with a diverse mix of uses.

Higher density residential developments have followed zoning changes creating a transition between the single family and commercial / industrial blocks. The low industrial zone currently to the south and west of the project site transitions to a more mixed-use commercial district with several general sales and service businesses that are lifestyle focused such as breweries, fitness training centers, small retail establishments, and larger grocery stores.

The project site sits within a transitioning residential fabric, midblock on the south side of NW 57th Street between 9th Ave NW and 11th Ave NW. Within a few blocks, the transition from the commercial activity of 15th Ave and NW Market Street to a principally pedestrian residential environment is remarkable. Structures range from small single story craftsman style houses to recently completed mid-rises. Just two blocks south NW Market Street, as a neighborhood connector, links Phinney Ridge with Old Ballard. 15th Ave NW is the primary north-south running arterial through NW Seattle.

Neighborhood Factors

- Parks & Gardens
- Varied Scales & Services
- Grocery
- Fitness
- Education
- Single Family Residential
- Multifamily Residential
- Mixed Use / Commercial

ZONING

neighborhood use & zoning

Zoning	LR2 (M1)
Overlays	ballard hub urban village
Lot Size	5,001 sf
FAR	1.6 GFA = 11,276 sf
Base Height Limit	44' (+4' for story partially below-grade) Rooftop features +4' for parapets, open railings, firewalls
Setbacks	front 5' min rear 15' min side 0-40' = 5' side +40' = 5' min / 7' avg
Amenity Area	35% of lot area = 1571 sf
Parking	none required
Bicycle Parking	25 long term 1 short term



Nearby Projects



1 901 NW 57th St



2 908 NW 56th St



3 1121 NW 56th St



4 1117 NW 56th St



5 1125 NW 57th St



6 1123 NW 57th St



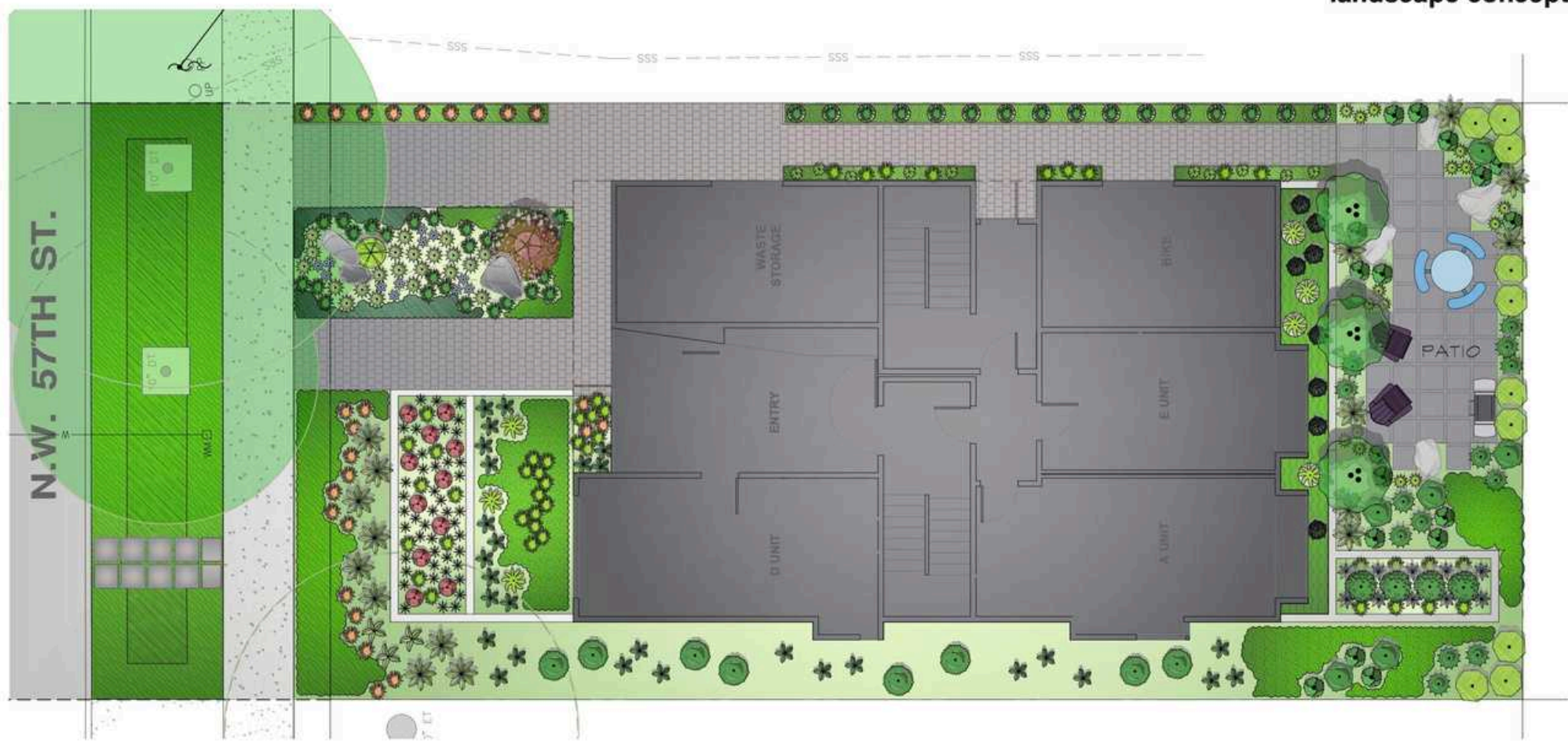
7 1133 NW 57th St



8 1142 NW 57th St

Landscaping

landscape concept



Landscaping



AERIAL

DOWNTOWN

FREMONT

BALLARD

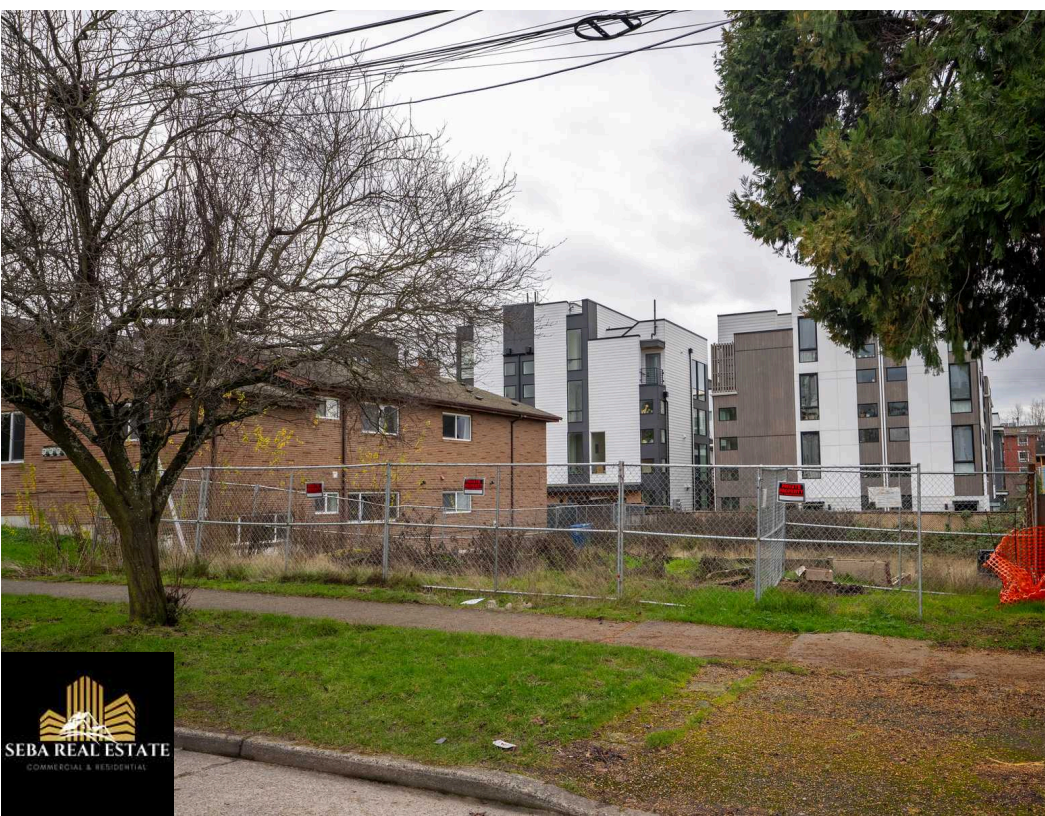


AERIAL

BALLARD

**WHITTIER
HEIGHTS**





CONTACT



DANIEL SEBRYAKOV
COMMERCIAL REALTOR

253-797-5858

SEBA.REAL.ESTATE123@GMAIL.COM

BERKSHIRE HATHAWAY HOME SERVICES NW

6703 S 234TH ST SUITE 110, KENT, WA 98032

©2024 BHH Affiliates, LLC. An independently operated subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, and a franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

